

Revitalization

PROGRAM DESCRIPTION

In 1986, the Board of Supervisors authorized a Commercial Revitalization Program to set the stage to improve the economic health of mature commercial areas of the County by designating three revitalization areas. In 1995, these were joined by the Richmond Highway Corridor revitalization effort. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Areas to seven: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield. Each of the Revitalization Areas is subject to a special planning study and implementation is in different stages for each of the seven areas. The purpose of the studies is to identify actions including capital projects that would support the revitalization of these areas.

Revitalization is one part of an overall County strategy to bring about the economic rejuvenation of older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, it is hoped that these areas will become more competitive commercially, offer better services and improved shopping opportunities, and become viable candidates for private reinvestment.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs in older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ Sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods by improving the economic climate and encouraging private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well being of the community and the County.

Source: 2003 Edition of the Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

The last Commercial Revitalization Bond Referendum approved in 1988 included \$22.3 million for commercial revitalization projects in six areas of the County. The designated areas included Annandale, Baileys Crossroads, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects were determined by the County and communities and include various types of improvements, such as: placing utilities underground; roadway design and construction; streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, and bus shelters; and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funding will be required to implement the public improvements projects identified by special studies and to provide major incentives to private developers, such as parcel consolidation and the construction of infrastructure in the seven Revitalization Areas. In addition, a portion of the remaining 1988 funding for the Woodley-Nightingale project has been reallocated to partially fund revitalization efforts. A Neighborhood Improvement/Commercial Revitalization Bond Referendum is proposed for Fall 2006.

Recent project accomplishments in the revitalization program include the completion of the construction of streetscape improvements in the Baileys Crossroads/Seven Corners Commercial Revitalization District. The Richmond Highway Façade Improvement Program, which provides matching grants to eligible commercial business and property owners to enhance the exterior appearance of their building and/or site, has been initiated. Construction of streetscape improvements has been completed on John Marr Drive in the Annandale Revitalization District. Construction included the installation of brick sidewalks, street trees, plantings, street furnishings, and upgraded street lighting, and placing utilities underground. Streetscape improvements in the Springfield Commercial Revitalization District are under construction.

CURRENT PROJECT DESCRIPTIONS

1. **Richmond Highway Streetscape.** \$1,640,000 for the design and construction of sidewalks, bus shelters, upgraded street lighting, street furniture, and tree plantings along Richmond Highway between I-495 and the south end of Fort Belvoir.
2. **Springfield Streetscape.** \$3,180,000 for design and construction of sidewalks, upgraded street lighting, street furniture, and tree plantings for streets in the Springfield Community Business Center.
3. **Annandale Streetscape.** \$6,900,000 for the design and construction of sidewalks, upgraded street lighting, street furniture, and tree plantings in the Annandale Community Business Center.
4. **Baileys Crossroads Streetscape.** \$6,290,000 for the design and construction of sidewalks, upgraded street lighting, street furniture, and tree plantings along Columbia Pike from Carlin Springs Road to Leesburg Pike and along Leesburg Pike from Culmore Court to Columbia Pike.
5. **McLean Streetscape.** \$2,950,000 for streetscape improvements and placing utilities underground in the public right-of-way within the McLean Community Business Center along Chain Bridge Road and Old Dominion Drive.
6. **Annandale Center Drive.** \$200,000 to provide streetscape improvements to Annandale Center Drive between Columbia Pike and John Marr Drive. The streetscape design has been completed and land acquisition is currently underway. The improvements will include brick sidewalks and upgraded lighting. The new construction will tie into future improvements on John Marr Drive and Columbia Pike. A federal Economic Development Initiative (EDI) Special Project Grant is funding the improvements.

7. **Merrifield Suburban Center.** The Park Authority is currently pursuing the purchase of several key parcels for public open space before they are redeveloped by the private sector. The Department of Housing and Community Development will contribute to the Park Authority \$2,000,000 in funds from the 1988 Bond Referendum for Commercial and Redevelopment Areas to be used for acquiring public open space property in the Merrifield Suburban Center. In addition, funding from the 2004 Park Bond Referendum is anticipated to be available under the Park Authority's Land Acquisition (2004 Bond Referendum) project for the purchase of property.
8. **Kings Crossing Town Center.** \$1,883,000 to facilitate the future consolidation and redevelopment of land by a private developer in the Penn Daw area. A redevelopment plan and marketing materials have been designed for the proposed Kings Crossing Town Center. The Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to offer, as an incentive to a potential developer, a \$1,308,000 reallocation of federal Community Development Block Grant (CDBG) funds. An amount of \$200,000 was approved in FY 2001 and an additional \$375,000 was approved in FY 2002 from the County General Fund for land acquisition, to develop design guidelines, and to actively market the project to developers. No additional County funds will be required for this project.
9. **Rogers Glen Development II.** \$7,000,000 for the construction of a mixed-use development within the McLean Community Business Center. The project includes 24 units of housing for seniors, 8 units of retail, and a public parking garage to be constructed by a private developer. Some or all of the funding for this project is being transferred to the Lewinsville Expansion project. A private developer will provide additional funding for the project and no additional County funds are required.
10. **Annandale Cultural Center.** \$90,000 from a federal EDI Special Project Grant will fund predevelopment activities for the proposed cultural center, which is located in the proposed Annandale Town Center. A study will be conducted to determine the feasibility of the center and estimate development costs. Other sources of funding need to be identified to follow-up on the recommendations from the study.
11. **Revitalization Initiatives.** This project provides for the continuation of revitalization activities including, marketing materials for countywide revitalization activities, consultant services, training and staff and administrative costs associated with the continuation of previously approved revitalization projects. This project will address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield, and McLean.
12. **Maintenance – Commercial Revitalization Program.** \$2,600,000 for recurring maintenance associated with Commercial Revitalization Program capital improvements. Maintenance projects include landscaping, mowing, trash pick-up, graffiti removal, and maintenance of bus shelters, bicycle racks, area signs, street furniture, and drinking fountains. Maintenance will be provided in four major revitalization areas including: Annandale, Richmond Highway, Springfield, and Baileys Crossroads.

**PROJECT COST SUMMARIES
REVITALIZATION
(\$000's)**

Project Title/ Project Number	Source of Funds	Anticipated to be Expended Thru FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	Total FY2006-FY2010	Total FY2011-FY2015	Total Project Estimate
1. Richmond Highway Streetscape / 008914	B	1,330	150	160				310		1,640
2. Springfield Streetscape / 008903	B F	2,970	210					210		3,180
3. Annandale Streetscape / 008909	B	6,020	440	440				880		6,900
4. Baileys Crossroads Streetscape/ 008911	B	6,200	90					90		6,290
5. McLean Streetscape / 008912	B F	550	500	500	500	500	400	2,400		2,950
6. Annandale Center Drive	F	70	130					130		200
7. Merrifield Suburban Center	B	0	2,000					2,000		2,000
8. Kings Crossing Town Center	G F	575	1,308					1,308		1,883
9. Rogers Glen Development II	F HTF X	550 1,924 0	4,526					4,526		7,000
10. Annandale Cultural Center	F	0	90					90		90
11 Revitalization Initiatives / 014010	G	C	935					935		935
12. Maintenance - Commercial Revitalization Program / 009422	G	C	200	450	550	650	750	2,600		2,600
TOTAL		\$20,189	\$10,579	\$1,550	\$1,050	\$1,150	\$1,150	\$15,479	\$0	\$35,668

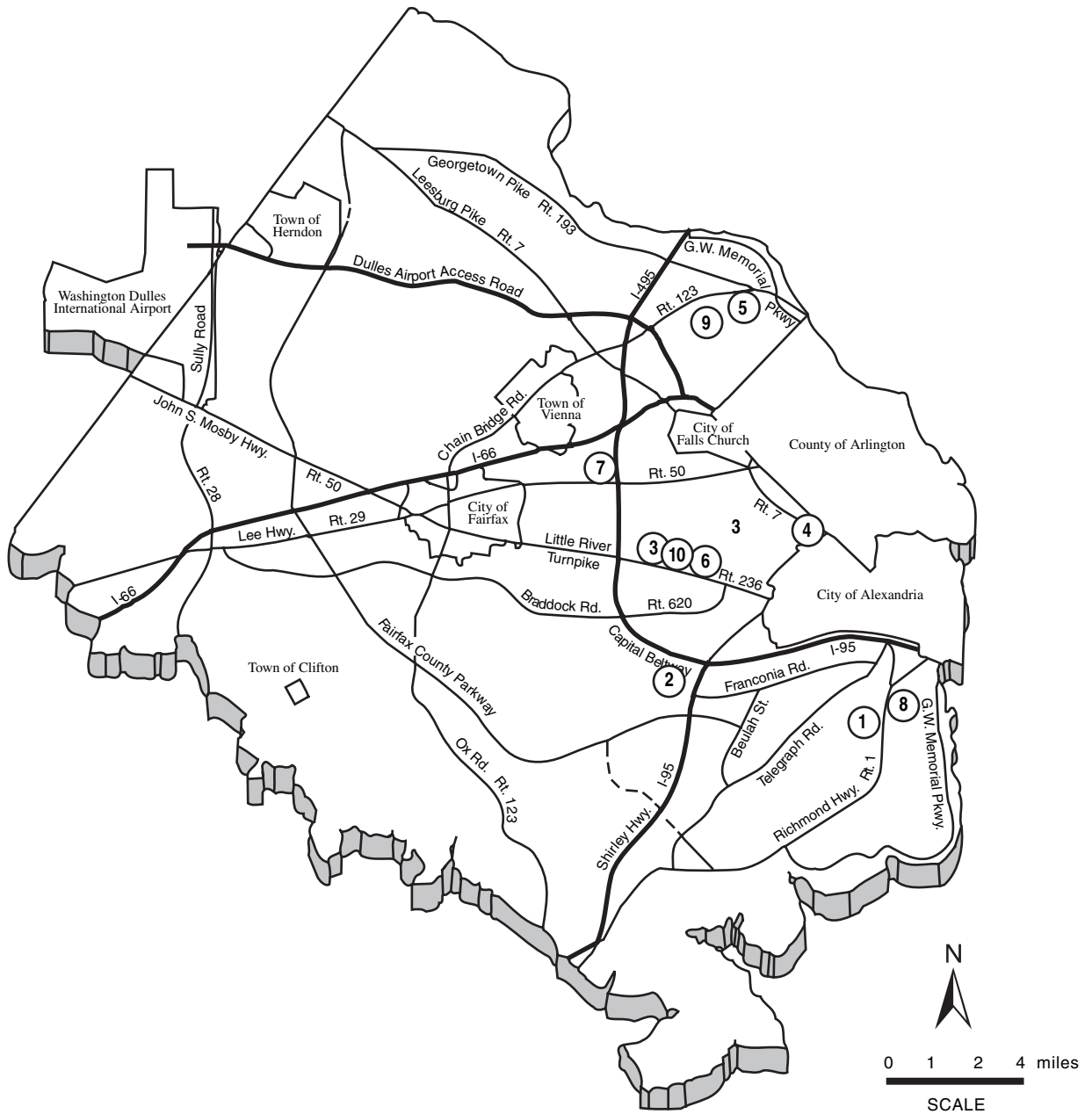
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:	
Numbers in bold italics represent funded amounts.	
A "C" in the Authorized or Expended Column denotes a continuing project.	

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined
HTF	Housing Trust Fund
LRB	Lease Revenue Bonds

Revitalization

Location of CIP Projects



1. Richmond Highway Streetscape
2. Springfield Streetscape
3. Annandale Streetscape
4. Baileys Crossroads Streetscape
5. McLean Streetscape
6. Annandale Center Drive
7. Merrifield Town Center Urban Park
8. Kings Crossing Town Center
9. Rogers Glen Development II
10. Annandale Cultural Center

Note: Map numbers correspond to the project descriptions in the text and on the summary tables. Only CIP projects with selected fixed sites are shown on the map.